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ANNUAL REPORT

IDAHO PUBLIC UTILITIES COMMISSION

OF

House Point Water Co, LLC
NAME

4225 River Ridge Way
ADDRESS
Boise, Idaho 83709

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED December 31, 2003

**ANNUAL REPORT FOR WATER UTILITIES TO
THE IDAHO PUBLIC UTILITIES COMMISSION
FOR THE YEAR ENDING 12-31-03**

COMPANY INFORMATION

- 1 Give full name of utility
- 2 Date of Organization
- 3 Organized under the laws of the state of
- 4 Address of Principal Office (number & street)
- 5 P.O. Box (if applicable)
- 6 City
- 7 State
- 8 Zip Code
- 9 Organization (proprietor, partnership, corp.)
- 10 Towns, Counties served

Grouse Point Water Co., LLC
5-96
Idaho
4225 River Ridge Way
-
Boise
Idaho
83709
limited liability company
Kuna, Ada, Idaho

- 11 Are there any affiliated companies?

No

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

- 12 Contact Information

Name	Phone No.
<u>Walter R. Wanner</u>	<u>861-8884</u>
<u>Sisa A. Wanner</u>	<u>961-5366</u>
<u>Bette Jo Berryman</u>	<u>888-3431</u>
<u>United Water Idaho</u>	
<u>Bette Jo Berryman</u>	<u>888-3431</u>

- 13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year?

No

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

- 14 Where are the Company's books and records kept?

Street Address 819 W. Pennwood
 City Meridian
 State Idaho
 Zip 83642

NAME: House Point Water Co, LLC

COMPANY INFORMATION (Cont.)

For the Year Ended 12-31-03

15 Is the system operated or maintained under a service contract?

16 If yes: With whom is the contract?

Yes
United Water - Idaho

When does the contract expire?

Open Ended Contract

What services and rates are included?

Monthly Monitoring - including Bacteria, Coliform - Rates and

17 Is water purchased for resale through the system?

NO Time + Materials

18 If yes: Name of Organization

Name of owner or operator

Mailing Address

City

State

Zip

Gallons/CCF

\$Amount

Water Purchased

19 Has any system(s) been disapproved by the Idaho Division of Environmental Quality?

NO

If yes, attach full explanation

20 Has the Idaho Division of Environmental Quality recommended any improvements?

NO

If yes, attach full explanation

21 Number of Complaints received during year concerning:

Quality of Service

High Bills

Disconnection

22 Number of Customers involuntarily disconnected

0

23 Date customers last received a copy of the Summary of Rules required by IDAPA 31.21.01.701?

Attach a copy of the Summary

24 Did significant additions or retirements from the Plant Accounts occur during the year?

NO

If yes, attach full explanation and an updated system map

NAME: Drouse Point Water Co, LLC

REVENUE & EXPENSE DETAIL

For the Year Ended 12-31-03

ACCT #	DESCRIPTION		
400 REVENUES			
1	460	Unmetered Water Revenue	<u>6,811</u>
2	461.1	Metered Sales - Residential	_____
3	461.2	Metered Sales - Commercial, Industrial	_____
4	462	Fire Protection Revenue	_____
5	464	Other Water Sales Revenue	_____
6	465	Irrigation Sales Revenue	_____
7	466	Sales for Resale	_____
8	400	Total Revenue (Add Lines 1 - 7) (also enter result on Page 4, line 1)	<u>6,811</u>
9	* DEQ Fees Billed separately to customers		Booked to Acct # _____
10	** Hookup or Connection Fees Collected		Booked to Acct # _____
11	***Commission Approved Surcharges Collected		Booked to Acct # _____

401 OPERATING EXPENSES

12	601.1-6	Labor - Operation & Maintenance	_____
13	601.7	Labor - Customer Accounts	_____
14	601.8	Labor - Administrative & General	_____
15	603	Salaries, Officers & Directors	_____
16	604	Employee Pensions & Benefits	_____
17	610	Purchased Water	_____
18	615-16	Purchased Power & Fuel for Power	<u>2,526</u> <u>Water Power Co</u>
19	618	Chemicals	_____
20	620.1-6	Materials & Supplies - Operation & Maint.	_____
21	620.7-8	Materials & Supplies - Administrative & General	_____
22	631-34	Contract Services - Professional	<u>1,790</u>
23	635	Contract Services - Water Testing	<u>1,366</u>
24	636	Contract Services - Other	_____
25	641-42	Rentals - Property & Equipment	_____
26	650	Transportation Expense	_____
27	656-59	Insurance	<u>779</u>
28	660	Advertising	_____
29	666	Rate Case Expense (Amortization)	_____
30	667	Regulatory Comm. Exp. (Other except taxes)	_____
31	670	Bad Debt Expense	_____
32	675	Miscellaneous	<u>100</u> <u>DEQ</u>
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)		<u>6,561</u>

Name: House Point Water Co., LLC

INCOME STATEMENT

For Year Ended 12-31-03

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>6,811</u>
2	Operating Expenses (From Page 3, line 33)	<u>6,561</u>	
3	403 Depreciation Expense		
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)		
7	408.11 Property Taxes		
8	408.12 Payroll Taxes		
9A	408.13 Other Taxes (list) DEQ Fees		
9B			
9C			
9D			
10	409.10 Federal Income Taxes		
11	409.11 State Income Taxes		
12	410.10 Provision for Deferred Income Tax - Federal		
13	410.11 Provision for Deferred Income Tax - State		
14	411 Provision for Deferred Utility Income Tax Credits		
15	412 Investment Tax Credits - Utility		
16	Total Expenses from operations before interest (add lines 2-15)	<u>6,561</u>	
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		<u>250</u>
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income		
25	426 Miscellaneous Non-Utility Expense		
26	408.20 Other Taxes, Non-Utility Operations		
27	409-20 Income Taxes, Non-Utility Operations		
28	Net Non-Utility Income (Add lines 20,22,23 & 24 less lines 21,25,26, & 27)		
29	Gross Income (add lines 19 & 28)		<u>250</u>
30	427.3 Interest Exp. on Long-Term Debt		
31	427.5 Other Interest Charges		
32	NET INCOME (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		<u>250</u>

Name: Brown Point Water Co., LLC

ACCOUNT 101 PLANT IN SERVICE DETAIL

For Year Ended 12-31-03

NA

	SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1	301	Organization				
2	302	Franchises and Consents				
3	303	Land & Land Rights				
4	304	Structures and Improvements				
5	305	Collecting & Impounding Reservoirs				
6	306	Lake, River & Other Intakes				
7	307	Wells				
8	308	Infiltration Galleries & Tunnels				
9	309	Supply Mains				
10	310	Power Generation Equipment				
11	311	Power Pumping Equipment				
12	320	Purification Systems				
13	330	Distribution Reservoirs & Standpipes				
14	331	Trans. & Distrib. Mains & Accessories				
15	333	Services				
16	334	Meters and Meter Installations				
17	335	Hydrants				
18	336	Backflow Prevention Devices				
19	339	Other Plant & Misc. Equipment				
20	340	Office Furniture and Equipment				
21	341	Transportation Equipment				
22	342	Stores Equipment				
23	343	Tools, Shop and Garage Equipment				
24	344	Laboratory Equipment				
25	345	Power Operated Equipment				
26	346	Communications Equipment				
27	347	Miscellaneous Equipment				
28	348	Other Tangible Property				
29		TOTAL PLANT IN SERVICE				

(Add lines 1 - 28)

Enter beginning & end of year totals on Pg 7, Line 1

Name: Drouse Point Water Co., LLC

ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL

For Year Ended 12-31-03

N/A

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	304	Structures and Improvements			
2	305	Collecting & Impounding Reservoirs			
3	306	Lake, River & Other Intakes			
4	307	Wells			
5	308	Infiltration Galleries & Tunnels			
6	309	Supply Mains			
7	310	Power Generation Equipment			
8	311	Power Pumping Equipment			
9	320	Purification Systems			
10	330	Distribution Reservoirs & Standpipes			
11	331	Trans. & Distrib. Mains & Accessories			
12	333	Services			
13	334	Meters and Meter Installations			
14	335	Hydrants			
15	336	Backflow Prevention Devices			
16	339	Other Plant & Misc. Equipment			
17	340	Office Furniture and Equipment			
18	341	Transportation Equipment			
19	342	Stores Equipment			
20	343	Tools, Shop and Garage Equipment			
21	344	Laboratory Equipment			
22	345	Power Operated Equipment			
23	346	Communications Equipment			
24	347	Miscellaneous Equipment			
25	348	Other Tangible Property			
26	TOTALS (Add Lines 1 - 25)				

Enter beginning & end of year totals on Pg 7, Line 7

Name: Grouse Point Water Co., LLC

BALANCE SHEET

For Year Ended 12-31-02

ASSETS			Balance	Balance	Increase
ACCT #	DESCRIPTION		Beginning of Year	End of Year	or (Decrease)
1	101	Utility Plant in Service (From Pg 5, Line 29)			
2	102	Utility Plant Leased to Others			
3	103	Plant Held for Future Use			
4	105	Construction Work in Progress			
5	114	Utility Plant Aquisition Adjustment			
6		Subtotal (Add Lines 1 - 5)			
7	108.1	Accumulated Depreciation (From Pg 6, Line 26)			
8	108.2	Accum. Depr. - Utility Plant Lease to Others			
9	108.3	Accum. Depr. - Property Held for Future Use			
10	110.1	Accum. Amort. - Utility Plant in Service			
11	110.2	Accum. Amort. - Utility Plant Lease to Others			
12	115	Accumulated Amortization - Aquisition Adj.			
13		Net Utility Plant (Line 6 less lines 7 - 12)			
14	123	Investment in Subsidiaries			
15	125	Other Investments			
16		Total Investments (Add lines 14 & 15)			
17	131	Cash	2,156	2,268	112
18	135	Short Term Investments			
19	141	Accts/Notes Receivable - Customers			
20	142	Other Receivables			
21	145	Receivables from Associated Companies			
22	151	Materials & Supplies Inventory			
23	162	Prepaid Expenses			
24	173	Unbilled (Accrued) Utility Revenue			
25	143	Provision for Uncollectable Accounts			
26		Total Current (Add lines 17 -24 less line 25)			
27	181	Unamortized Debt Discount & Expense			
28	183	Preliminary Survey & Investigation Charges			
29	184	Deferred Rate Case Expenses			
30	186	Other Deferred Charges			
31		Total Assets (Add lines 13, 16 & 26 - 30)	2,156	2,268	112

Name: Jacobs Point Water Co., LLC

BALANCE SHEET

For Year Ended 12-31-03

LIABILITIES & CAPITAL

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock			
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts	<964>	<914>	250
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings			
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	<964>	<914>	250
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt			
12	231 Accounts Payable	3,120	2,982	<138>
13	232 Notes Payable			
14	233 Accounts Payable - Associated Companies			
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable			
17	236.12 Accrued Income Taxes Payable			
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities			
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities			
24	255.1 Accumulated Investment Tax Credits - Utility			
25	255.2 Accum. Investment Tax Credits - Non-Utility			
26	261-5 Operating Reserves			
27	271 Contributions in Aid of Construction			
28	272 Accum. Amort. of Contrib. in Aid of Const. **			
29	281-3 Accumulated Deferred Income Taxes			
30	Total Liabilities (Add lines 9 - 29)	3120	2,982	<138>
31	TOTAL LIAB & CAPITAL (Add lines 8 & 30)	2156	2,268	112

** Only if Commission Approved

Name: Grouse Point Water Co., LLC

STATEMENT OF RETAINED EARNINGS
For Year Ended 12-31-03

1	Retained Earnings Balance @ Beginning of Year	<u><964></u>
2	Amount Added from Current Year Income (From Pg 4, Line 32)	<u>250</u>
3	Other Credits to Account	_____
4	Dividends Paid or Appropriated	_____
5	Other Distributions of Retained Earnings	_____
6	Retained Earnings Balance @ End of Year	<u><714></u>

CAPITAL STOCK DETAIL

7	Description (Class, Par Value etc.)	No. Shares Authorized	No. Shares Outstanding	Dividends Paid

NA

DETAIL OF LONG-TERM DEBT

8	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued
	NA				

Name: Brouse Point Water Co., LLC

SYSTEM ENGINEERING DATA
For Year Ended 12-31-03

1 Provide an updated system map if significant changes have been made to the system during the year.

2 Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply Source (Well, Spring, Surface Wtr)
No 1 Well - 15HP	138	N	1340	Well
No 2 Well - 100HP	958	N	Fire Only	Well

3 System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir (Elevated, Pressurized, Boosted)	Construction (Wood, Steel Concrete)
Bladder Pressure Tanks Used Only for Operation of the Pumps	NA			

(Duplicate form and attach if necessary. Asterisk facilities added this year.)

Name: House Point Water Co., LLC

SYSTEM ENGINEERING DATA
(continued)
For Year Ended 12-31-03

4 Pump information for ALL system pumps, including wells and boosters.

Designation or Location & Type of Pump**	Horse Power	Rated Capacity (gpm)	Discharge Pressure (psi)	Energy Used This Year
#1 Well-Pump	15	138	40/60	
#2 Well-Pump	100	958	35/65	

** Submit pump curves unless previously provided or unavailable. Asterisk facilities added this year.
Attach additional sheets if inadequate space is available on this page.

- 5 If Wells are metered: NA
- What was the total amount pumped this year? _____
- What was the total amount pumped during peak month? _____
- What was the total amount pumped on the peak day? _____
- 6 If customers are metered, what was the total amount sold in peak month? _____
- 7 Was your system designed to supply fire flows?
If Yes: What is current system rating? _____
- 8 How many times were meters read this year?
During which months? _____
- 9 How many additional customers could be served with no system improvements
except a service line and meter?
How many of those potential additions are vacant lots? _____
- 10 Are backbone plant additions anticipated during the coming year?
If Yes, attach an explanation of projects and anticipated costs! _____
- 11 In what year do you anticipate that the system capacity (supply, storage or distribution)
will have to be expanded? _____

Name: Drouse Point Water Co., LLC

SYSTEM ENGINEERING DATA
(continued)
For Year Ended 12-31-03

FEET OF MAINS

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	6"	1675			1675
	8"	1345			1345
	10"	420			420

CUSTOMER STATISTICS

	Number of Customers		Thousands of Gallons Sold	
	This Year	Last Year	This Year	Last Year
2 Metered:				
2A Residential	NA	NA	NA	NA
2B Commercial	5	5	5	5
2C Industrial				
3 Flat Rate:				
3A Residential	23	23	NA	NA
3B Commercial	2	2	2	2
3C Industrial				
4 Private Fire Protection	NA	-	-	-
5 Public Fire Protection	yes	yes	-	-
6 Street Sprinkling	NA	NA	-	-
7 Municipal, Other	NA	NA	-	-
8 Other Water Utilities	Pressure irrigation system NOT from domestic wells & water source is irrigation canal			
TOTALS (Add lines 2 through 8)				

